

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 8/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>GAINESVILLE HOUSING AUTHORITY GHA)</u> PHA Code: <u>FL063</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/01/2012</u>					
	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>635</u> Number of HCV units: <u>1,549</u>					
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan Only <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan					
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.					
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:					
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.					

6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: In October 2011, the GHA submitted a draft copy of the Admission and Continued Occupancy Policy (ACOP) and the Section 8 Administrative Plan to HUD and FHEO for review approval.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <b><u>MAIN OFFICE – 1900 SE 4<sup>th</sup> Street, Gainesville, FL 32641; 100 NE 8<sup>th</sup> Avenue, Gainesville, FL 32601 and 2626 East University Avenue, Gainesville, FL 32641; Notices will posted on the GHA’s website.</u></b></p> <ol style="list-style-type: none"> <li><b>1. Eligibility, Selection and Admissions Policies, including De-concentration and Wait List Procedures.</b> Policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists, are outlined at length in the draft ACOP and draft Admin Plan, which have been revised and submitted to HUD/FHEO for review.</li> <li><b>2. Financial Resources.</b> Due to the Section 8 shortfall, the GHA requested and received Set Aside funds.</li> <li><b>3. Rent Determination.</b> The payment standard for Section 8 was reduced from 95% to 80% of the Fair Market Rent for the HCV Program.</li> <li><b>4. Operation and Management.</b> The GHA has a Maintenance Policy and Procedure Manual and a Preventive Maintenance Plan. Included in the Preventive Maintenance Plan are building inspections, building systems, fire alarm systems, generators, elevators, boilers, and HVAC systems. Pest control is conducted on a monthly basis and as needed for the prevention and eradication of pests. Additional resident meetings are being planned for the education of Bed Bug prevention by staff. The resident rules are incorporated in the dwelling leases and the ACOP for public housing and the Admin Plan for clients of the HCV program. Notices for where to obtain copies of the operational rules and procedures are posted at each AMP Office on a bulletin board in public view. Staff will continue to provide notices of rules and regulations and other information in their monthly manager’s newsletters.</li> <li><b>5. Grievance Procedures.</b> For public housing, the Grievance Procedure is outlined in Chapter 21 of the current ACOP and Chapter 25 of the Admin Plan. The draft is pending approval by OPH/FHEO.</li> <li><b>6. Designated Housing for Elderly and Disabled Families.</b> Currently the GHA does not have any properties with the “elderly” designation. However, efforts are underway to attain such designation.</li> <li><b>7. Community Service and Self-Sufficiency. Community Service and Self-Sufficiency.</b> The GHA administers the Community Service Program according to the Community Service Policy outlined in the current ACOP in Chapter 17. Currently, GHA does not have a FSS program, but is considering the implementation of a FSS program.</li> <li><b>8. Safety and Crime Prevention.</b> In 2005, the GHA Board of Commissioners approved the One Strike-You’re Out Policy (currently known as the Zero-Tolerance Policy) to provide assurances for safe and crime-free neighborhoods. Additionally, the GHA has a contract with the Gainesville Police Department (GPD) to patrol all AMP’s. The GPD COP’s team actively participates in the Intake Process by providing copies of criminal backgrounds, reviewing and approving files for occupancy. The officers also attend weekly meetings and provide reports of arrests of GHA tenants and arrests on GHA properties, and reports of calls for service. The officers also investigate reports of incidents and suspicious activity from staff and residents.</li> <li><b>9. Pets.</b> The GHA has pet-friendly communities which are administered in accordance with the Pet Policy contained in the ACOP in Chapter 19.</li> <li><b>10. Civil Rights Certification.</b> At least annually, the GHA receives training in Civil Rights, Fair Housing and/or ADA from the City of Gainesville Equal Opportunity Department, Three Rivers Legal Services, Inc. and the Center for Independent Living. Each new hire is given a copy of the VCA and opportunity to ask questions. This is also in compliance with the VCA. See attached Certification.</li> <li><b>11. Fiscal Year Audit.</b> See Attachment E.</li> <li><b>12. Asset Management.</b> AMPS have already been implemented and annual operating subsidies received.</li> <li><b>13. Violence Against Women Act (VAWA).</b> See Attachment “B”.</li> </ol>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> Include statements related to these programs as applicable. <u>N/A</u></p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>

8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	<b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

**Information on Housing Needs is derived from the City of Gainesville Consolidated Plan and from HUD's most recent Comprehensive Housing Affordability Study for Gainesville**

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	4,010	5	5	4	3	5	4
Income > 30% but <= 80% of AMI	2,450	4	5	4	3	5	4
Income > 50% but <= 80 % of AMI	1,805	3	4	3	3	3	3
Elderly	1,050	3	4	4	3	2	3
Families with Disabilities	Not Avail	Not Avail	Not Avail	Not Avail	Not Avail	N/A	Not Avail
Black	5,848	5	4	4	3	3	3
Hispanic	1,2333	4	4	4	3	4	3
Asian	1,237	5	4	4	3	4	3
Native American	68	3	3		4	2	2

**Strategy for Addressing Housing Needs.** Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

**The Gainesville Housing Authority (GHA) seeks to address the housing needs of families in the city of Gainesville**

- Maximize the number of affordable units available to the PHA within its current resources by:
  - ❖ Employ effective maintenance and management policies to minimize the number of public housing units off-line;
  - ❖ Reduce turnover time for vacated public housing units; Reduce time to renovate public housing units, maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction;
  - ❖ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required;
  - ❖ Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside the areas of minority and poverty concentration;
  - ❖ Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program; and
  - ❖ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Increase the number of affordable housing units by:
  - ❖ Apply for additional Section 8 units should they become available;
  - ❖ Leverage affordable housing resources in the community through the creation of mixed finance housing; and
  - ❖ Pursue housing resources other than public housing of Section 8 tenant-based assistance;
- Target available assistance to families at or below 50% of AMI through Flat Rents and MEID;
- Target available assistance to the elderly:
  - ❖ Seek designation of public housing for the elderly;
  - ❖ Apply for special-purpose vouchers targeted to the elderly, should they become available;
- Target available assistance to Families with Disabilities:
  - ❖ Carry out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing;
  - ❖ Apply for special-purpose vouchers targeted to families with disabilities, should they become available;
  - ❖ Affirmatively market to local non-profit agencies that assist families with disabilities; and
  - ❖ Target through letters, meetings, advertisements, church announcements and other outreach to individuals least likely to apply.
- Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:
  - ❖ Affirmatively market to races/ethnicities shown to have disproportionate housing needs and who are least likely to apply
- Conduct activities to affirmatively further Fair Housing
  - ❖ Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate them; and
  - ❖ Market the Section 8 Program to owners outside of areas of poverty/minority concentrations

**Additional Information.** Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

**PROGRESS REPORT ON PREVIOUS FIVE YEAR PLAN**  
**See ATTACHMENT A**

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

**The GHA will consider the following to be changes in its *Agency Plan* necessary and sufficient to require a full review by the Resident Advisory Board and by the Public Hearing process before a corresponding change in the *Agency Plan* can be adopted.**

- 10.0
1. Any alteration of the GHA's *Mission Statement*;
  2. Any change or amendment to a stated Strategic goal;
  3. Any change or amendment to a stated Strategic Objective except in a case where the change results from the objective having been met.
  4. Any introduction of a new Strategic Goal or a new Strategic Objective;
  5. Any alteration in the Capital Fund Program Annual Plan that affects expenditure that is greater than twenty percent (20%) of the CFP Annual Budget for that year.

(c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance.

On 01/17/2008, the GHA entered into a Voluntary Compliance Agreement with HUD. **(See attachment D).**

11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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*ATTACHMENT A*  
PROGRESS ON GOALS...AND  
GOALS FOR THE NEXT FIVE YEAR (2011-2015)

PUBLIC HOUSING

- GHA GOAL: IMPROVE THE QUALITY OF ASSISTED HOUSING
  - ❖ Contracted with outside housing professionals to review 100% of the public housing files;
  - ❖ PHM staff are correcting the deficiencies found as a result of the file review,
  - ❖ Attempted to assist residents with developing Resident Councils. This is ongoing;
  - ❖ Prepared a draft of the Admission and Continued Occupancy Policy (ACOP);
  - ❖ Five residents and three managers attended Resident Services Training sponsored by national Alliance of Resident Services in Affordable and Assisted Housing in Orlando, FL.
  - ❖ Implemented local Uniformed Physical condition Standards (UPCS) that improved the quality of public housing; and
- GHA GOAL: MAXIMIZE THE NUMBER OF AFFORDABLE UNITS AVAILABLE TO THE PHA WITHIN ITS CURRENT RESOURCES:
  - ❖ Restructured maintenance personnel to reduce the time of make ready;
  - ❖ Reduced work order completion time by 10% and
  - ❖ Held weekly meetings with maintenance and management staff to bridge the gap for unit turn-around.
- GHA GOAL: TARGET AVAILABLE ASSISTANCE TO FAMILIES AT OR BELOW 50% OF AMI THROUGH FLAT RENTS AND MEID;
  - ❖ As this is an ongoing process, at recertification staff informed residents about flat rent and income-based rental options; and
  - ❖ Placed qualified residents on the MEID Program.
- GHA GOAL: TARGET AVAILABLE ASSISTANCE TO THE ELDERLY:
  - ❖ Attended Workshops specifically designed for the elderly and persons with disabilities and disseminated information About the GHA;
- GHA GOAL: TARGET AVAILABLE ASSISTANCE TO FAMILIES WITH DISABILITIES:
  - ❖ At re-certifications, through the use of 504 questionnaire, counseled with public housing residents regarding the availability of modifications and capital improvement funds for this purpose;
  - ❖ The GHA currently has 27 public housing units that have been modified for UFAS compliance.
- GHA GOAL: INCREASE AWARENESS OF PHA RESOURCES AMONG FAMILIES OF RACES AND ETHNICITIES WITH DISPROPORTIONATE NEEDS:
  - ❖ Diversified staff:

- ❖ Disseminated brochures at the Hispanic and Asian festivals; and
- ❖ Posted flyers at various Hispanic and Asian markets;

➤ GHA GOAL: CONDUCT ACTIVITIES TO AFFIRMATIVELY FURTHER FAIR HOUSING

- ❖ The GHA has attended Fair Housing and Disability Awareness Training and continues to do so annually;
- ❖ The GHA continues to comply with Title VI of the Civil Rights Act and all other applicable Federal Laws and regulations to ensure that admissions to and occupancy of all neighborhoods is conducted without regard to race, color, religion, creed, sex, handicap, disability or national origin. The GHA currently has 27 accessible units.
- ❖ Continue advertising in the Hispanic newspapers.

GHA GOAL: PROMOTE ENERGY CONSERVATION AND RESOURCEFULNESS

- ❖ The GHA has installed CFL in every public housing unit;
- ❖ Made modifications to the administrative buildings at several sites that are energy efficient;
- ❖ Installed energy efficient air conditioning and hot water in the common areas and apartments at Oak Park;
- ❖ Installed energy efficient lighting, heating and air conditioners and hot water tanks at Sunshine park Community building.

## Housing Choice Voucher

GHA GOAL: IMPROVE THE QUALITY OF ASSISTED HOUSING

➤ GHA GOAL: MAXIMIZE THE NUMBER OF AFFORDABLE UNITS AVAILABLE TO THE PHA WITHIN ITS CURRENT RESOURCES BY:

- ❖ Accepted interest cards to establish a waitlist;
- ❖ Increased the number of HCV;
- ❖ Increased the number of VASH vouchers to 70;
- ❖ Continued to administer two Shelter Plus Care grant programs in partnership with two local community agencies (VetPort and Path Meridian) that serve clients with special needs;
- ❖ Currently collecting data in order to develop rent reasonableness and comparability. This is an ongoing process;

➤ GHA GOAL: INCREASE THE NUMBER OF AFFORDABLE HOUSING UNITS:

- ❖ Increased the number of applicants served from the Section 8 waiting list;
- ❖ Provided voucher mobility counseling;
- ❖ Increased the number of HCV;
- ❖ Counseled Section 8 tenants as to the location of units outside of areas of poverty or minority concentration and assisted them with locating them; and
- ❖ Conducted outreach to potential landlords;

➤ GHA GOAL: CONDUCT ACTIVITIES TO AFFIRMATIVELY FURTHER FAIR HOUSING

- ❖ The GHA has attended Fair Housing and Disability Awareness Training and continues to do so annually;
- ❖ The GHA continues to comply with Title VI of the Civil Rights Act and all other applicable Federal Laws and regulations to ensure that admissions to and occupancy of all neighborhoods is conducted without regard to race, color, religion, creed, sex, handicap, disability or national origin.
- ❖ Continue advertising in the Hispanic newspapers when the wait list is open ; and
- ❖ Diversified staff.



## **ATTACHMENT B**

### **STATEMENT OF GOALS, OBJECTIVES, POLICIES THAT ENABLE THE HOUSING AUTHORITY TO SERVE THE NEEDS OF CHILD AND ADULT VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING**

Under Section 603 of the VAWA 2005, PHAs are required to include in the PHA Plans this attached statement.

The Gainesville Housing Authority (GHA) Board of Commissioners adopted the following resolution to VAWA in all appropriate contracts, leases and information processes regarding residency in GHA's Public and Housing Choice Voucher Housing Programs. Specifically, GHA will incorporate the newly revised forms HUD 52641 (HAP Contract) and 52641 A (Tenancy Addendum) as well as HUD 50066 (Certification form).

On December 12, 2007 the GHA Board of Commissioners approved a Policy on Protections for Victims of Domestic Violence ("VAWA Policy") and related amendments to the GHA's Admission and Occupancy Policies for the Public Housing Program and the Section 8 Housing Choice Voucher Program.

The GHA adopted these policies in compliance with the Violence Against Women Act (VAWA) Amendments of 2005. The GHA partners with the local law enforcement agencies to coordinate any goals, activities, objectives, policies or programs that will enable the GHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking. (Sec. 603).

The GHA supports the goals of the VAWA Amendments and will comply with its requirements.

The GHA will continue to administer its housing programs in ways that support and protect residents (including Section 8 Housing Choice Voucher program participants) and applicants who may be victims of domestic violence, dating violence, sexual assault or stalking.

The GHA will not take any adverse action against a resident/participant or applicant solely on the basis of her or his being a victim of such criminal activity, including threats of such activity. "Adverse action" in this context includes denial or termination of housing assistance.

The GHA will not subject a victim of domestic violence, dating violence, sexual assault or stalking to a more demanding standard for lease compliance than other residents.

The GHA will continue to update its policies and procedures as needed to implement the requirements of VAWA, and to collaborate with other agencies to prevent and respond to domestic violence, dating violence, sexual assault or stalking, as those criminal activities may affect applicants for and participants in the GHA's housing programs.

The GHA's VAWA Policy states that "The GHA will provide notices explaining the VAWA protections to applicants for housing assistance (both Section 8 Housing Choice Vouchers and Public Housing), to public housing residents and Section 8 voucher participants, and to property owners participating in the voucher program."

## **ATTACHMENT D**

### **PUBLIC HOUSING VCA STATUS AS OF FEBRUARY 2012**

#### General Provisions

The Annual/Five Year Plan has been submitted through the year of 2014 and will be amended annually and submitted as required.

#### Housing Programs

Four units were modified at Oak Park. This brings the total public housing units modified for UFAS compliance to twenty-seven (27). The interior common spaces at Oak Park and the interior/exterior for the Sunshine park Community building has been modified for compliance with UFAS and ADA. All ARRA contracts are completed with final payments of Anglin -\$140,761.66 and Standridge-\$46,325.34.

#### Probable Cost

Probable costs to complete the required modifications for housing and non-housing programs are as follows:

AMP 1 –	Woodland Park – Community Center (#170) and Administration Building	\$103,000.00
	Eastwood Meadows – Community Center (#51) and modify 3 units	\$326,000.00
AMP 2 -	Oak Park – Site Work	\$385,000.00
	Sunshine Park	\$ 23,000.00
AMP 3 -	Pine Meadows – Community Center (#65) and modify 1 unit	\$106,000.00
	Forest Pines – Community Center (1027 NE 25 <sup>th</sup> Street)	\$ 46,000.00
	Caroline Manor – Modify 1 unit	<u>\$ 71,000.00</u>
	Total probable cost for public housing (all AMP's) modification's	\$1,060,000.00

#### Policies and Procedures

The draft copy of the Admission and Continued Occupancy Policy (ACOP) was submitted to HUD/FHEO in October 2011 for review and comments. At the same time, the draft copy was open to the public and is on our website for review and comments. The below chapters were revised to include the language of the VCA and address the following:

- |                                    |                                     |
|------------------------------------|-------------------------------------|
| A. Transfer Policy;                | B. Reasonable Accommodation Policy; |
| C. Effective Communication Policy; | D. Public Housing Lease;            |
| E. Waiting List;                   | F. Pet Policy;                      |
| G. Grievance Procedures;           | H. Emergency Procedures             |

Upon approval by the Board, staff will be given training on the entire revised ACOP.

#### Monetary Fund

The letter of May 29, 2010 from Robert Groeb, Claimants Compensation Fund Administrator, to Ms. Victoria Main, Director of Public Housing, HUD, reported that the requirements of this portion of the VCA was concluded.

#### Employee Notification

Beginning in the year 2008, GHA has worked diligently to fulfill the VCAs requirements on employee (new and existing) training regarding GHA responsibilities to comply with civil rights laws and

regulations as noted in the VCAs, Section 504, A.D.A. and the Fair Housing Act, including the responsibility to provide reasonable accommodations to persons with disabilities.

The Authority continues to reinforce this with on-going education, as was done on April 13, 2011, with Fair Housing training presented by Cecil Howard, Director of the City Gainesville Office of Equal Opportunity.

#### Audits

During the week of June 13, 2011, Charles E. President, Equal Opportunity Specialist, HUD Office of Fair Housing and Equal Opportunity (FHEO), Region IV, Jacksonville, along with GHA staff, visited the GHA and reviewed the accomplishments of the VCA. The GHA was requested to provide a schedule of work to be performed for approval. As of August 26, 2011, Mr. President's response is pending.



# Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

<b>Part I: Summary</b>						
PHA Name/Number Gainesville Housing Authority FL 063		Locality (City/County & State) Gainesville, Alachua, Florida			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 2	
A.	Development Number and Name	Work Statement for Year 1 FFY_2012__	Work Statement for Year 2 FFY _____2013_____	Work Statement for Year 3 FFY _____2014_____	Work Statement for Year 4 FFY ____2015_____	Work Statement for Year 5 FFY ____2016_____
B.	Physical Improvements Subtotal	Annual Statement	355,728	355,728	355,728	355,728
C.	Management Improvements		142,291	142,291	142,291	142,291
D.	PHA-Wide Non-dwelling Structures and Equipment		-0-	-0-	-0-	-0-
E.	Administration		71,145	71,145	71,145	71,145
F.	Other					
G.	Operations		142,291	142,291	142,291	142,291
H.	Demolition		-0-	-0-	-0-	-0-
I.	Development		-0-	-0-	-0-	-0-
J.	Capital Fund Financing – Debt Service		-0-	-0-	-0-	-0-
K.	Total CFP Funds		711,455	711,455	711,455	711,455
L.	Total Non-CFP Funds		-0-	-0-	-0-	-0-
M.	Grand Total		711,455	711,455	711,455	711,455

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY ____2012____	Work Statement for Year _____2013_____ FFY _____2012_____			Work Statement for Year: _____2014_____ FFY _____2013_____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
<b>See</b>	<b>AMP 1</b>			<b>AMP 1</b>		
<b>Annual</b>	FL63-1-1 Woodland Park			FL63-1-1 Woodland Park		
<b>Statement</b>	Vacancy Reduction		7,500	Vacancy Reduction		7,500
	Energy Efficiency		30,000	Energy Efficiency		30,000
	Site Work		40,000	Site Work		40,000
	FL 63-7- Eastwood Meadows			FL 63-7- Eastwood Meadows		
	Vacancy Reduction		7,500	Vacancy Reduction		7,500
	Energy Efficiency		20,000	Energy Efficiency		20,000
	Site Work		10,000	Site Work		10,000
	A & E Fees		5,000	A & E Fees		5,000
	Operations		49,300	Operations		49,300
	Management Improvements		77,300	Management Improvements		77,300
	Administration		24,650	Administration		24,650
	Appliances		20,000	Appliances		20,000
	Subtotal of Estimated Cost		\$ 291,250	Subtotal of Estimated Cost		\$ 291,250

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/20011**

[illegible]

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

<u>Work Statement for Year 1 FFY 2012</u>	<u>Work Statement for Year 2013</u>			<u>Work Statement for Year: 2014</u>		
	<u>FFY 2012</u>			<u>FFY 2013</u>		
	<u>Development Number/Name General Description of Major Work Categories</u>	<u>Quantity</u>	<u>Estimated Cost</u>	<u>Development Number/Name General Description of Major Work Categories</u>	<u>Quantity</u>	<u>Estimated Cost</u>
<u>Annual Statement</u>		<b><u>AMP 3</u></b>			<b><u>AMP 3</u></b>	
	<b>FL63-1-2 Pine Meadows</b>			<b>FL63-1-2 Pine Meadows</b>		
	Vacancy Reduction		5,000	Vacancy Reduction		5,000
	Energy Efficiency		25,000	Energy Efficiency		25,000
	Site Work		7,500	Site Work		7,500
	<b>FL63-5 Forest Pines</b>			<b>FL63-5 Forest Pines</b>		
	Vacancy Reduction		5,000	Vacancy Reduction		5,000
	Energy Efficiency		25,000	Energy Efficiency		25,000
	Site Work		8,400	Site Work		8,400
	<b>FL63-3 Lake Terrace</b>			<b>FL63-3 Lake Terrace</b>		
	Vacancy Reduction		10,000	Vacancy Reduction		10,000
	Energy Efficiency		25,000	Energy Efficiency		25,000
	Site Work		7,500	Site Work		7,500
	<b>FL 63-6 Caroline Manor</b>			<b>FL 63-6 Caroline Manor</b>		
	Vacancy Reduction		5,000	Vacancy Reduction		5,000
	Energy Efficiency		11,328	Energy Efficiency		11,328
	Site Work		7,500	Site Work		7,500



<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>					
Work Statement for Year 1 FFY _2012____	Work Statement for Year __2013____ FFY __2012____		Work Statement for Year: ____2014____ FFY ____2013____		
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost	
		<b><u>AMP 3</u></b>			<b><u>AMP 3</u></b>
	A & E Fees	7,500	A & E Fees		7,500
	Operations	54,700	Operations		54,700
	Management Improvement	49,991	Management Improvement		49,991
	Administration	27,350	Administration		27,350
	Appliances	20,500	Appliances		20,500
	<b>Subtotal of Estimated Cost</b>	<b>\$ 302,269</b>	<b>Subtotal of Estimated Cost</b>	<b>\$ 302,269</b>	

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY ____2012____	Work Statement for Year ____2015____ FFY ____2014____			Work Statement for Year: ____2016____ FFY ____2015____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	<b>AMP 1</b>			<b>AMP 1</b>		
See	FL63-1-1 Woodland Park			FL63-1-1 Woodland Park		
Annual	Vacancy Reduction		7,500	Vacancy Reduction		7,500
Statement	Energy Efficiency		30,000	Energy Efficiency		30,000
	Site Work		40,000	Site Work		40,000
	FL 63-7- Eastwood Meadows			FL 63-7- Eastwood Meadows		
	Vacancy Reduction		7,500	Vacancy Reduction		7,500
	Energy Efficiency		20,000	Energy Efficiency		20,000
	Site Work		10,000	Site Work		10,000
	A & E Fees		5,000	A & E Fees		5,000
	Operations		49,300	Operations		49,300
	Management Improvements		77,300	Management Improvements		77,300
	Administration		24,650	Administration		24,650
	Appliances		20,000	Appliances		20,000
	Subtotal of Estimated Cost		\$ 291,250	Subtotal of Estimated Cost		\$ 291,250

**U.S. Department of Housing and Urban Development**  
**Office of Public and Indian Housing**  
**Expires 4/30/20011**

<u>Work Statement for Year 1 FFY 2012</u>	<u>Work Statement for Year 2015</u>			<u>Work Statement for Year: 2016</u>		
	<u>FFY 2014</u>			<u>FFY 2015</u>		
	<u>Development Number/Name</u> <u>General Description of Major Work Categories</u>	<u>Quantity</u>	<u>Estimated Cost</u>	<u>Development Number/Name</u> <u>General Description of Major Work Categories</u>	<u>Quantity</u>	<u>Estimated Cost</u>
<u>See Annual Statement</u>	<b><u>AMP 2</u></b>			<b><u>AMP 2</u></b>		
	FL63-2 Oak Park			FL63-2 Oak Park		
	FL63-4 Sunshine Park			FL63-4 Sunshine Park		
	Vacancy Reduction		7,500	Vacancy Reduction		7,500
	Energy Efficiency		20,000	Energy Efficiency		20,000
	Site Work		10,000	Site Work		10,000
	A & E Fees		3,000	A & E Fees		3,000
	Operations		38,291	Operations		38,291
	Management Improvement		15,000	Management Improvement		15,000
	Administration		19,145	Administration		19,145
	Appliances		5,000	Appliances		5,000
	<u>Subtotal of Estimated Cost</u>	\$ 117,936		<u>Subtotal of Estimated Cost</u>	\$ 117,936	

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

<u>Work Statement for Year 1 FFY 2012</u>	<u>Work Statement for Year 2015</u>			<u>Work Statement for Year: 2016</u>		
	<u>FFY 2014</u>			<u>FFY 2015</u>		
	<u>Development Number/Name General Description of Major Work Categories</u>	<u>Quantity</u>	<u>Estimated Cost</u>	<u>Development Number/Name General Description of Major Work Categories</u>	<u>Quantity</u>	<u>Estimated Cost</u>
<u>See</u>		<b><u>AMP 3</u></b>			<b><u>AMP 3</u></b>	
<u>Annual</u>	<b>FL63-1-2 Pine Meadows</b>			<b>FL63-1-2 Pine Meadows</b>		
<u>Statement</u>	Vacancy Reduction		5,000	Vacancy Reduction		5,000
	Energy Efficiency		25,000	Energy Efficiency		25,000
	Site Work		7,500	Site Work		7,500
	<b>FL63-5 Forest Pines</b>			<b>FL63-5 Forest Pines</b>		
	Vacancy Reduction		5,000	Vacancy Reduction		5,000
	Energy Efficiency		25,000	Energy Efficiency		25,000
	Site Work		8,400	Site Work		8,400
	<b>FL63-3 Lake Terrace</b>			<b>FL63-3 Lake Terrace</b>		
	Vacancy Reduction		10,000	Vacancy Reduction		10,000
	Energy Efficiency		25,000	Energy Efficiency		25,000
	Site Work		7,500	Site Work		7,500
	<b>FL 63-6 Caroline Manor</b>			<b>FL 63-6 Caroline Manor</b>		
	Vacancy Reduction		5,000	Vacancy Reduction		5,000
	Energy Efficiency		11,328	Energy Efficiency		11,328
	Site Work		7,500	Site Work		7,500

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/20011**

<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY _2012____	Work Statement for Year __2015____ FFY ____2013_____			Work Statement for Year: ____2016_____ FFY ____2014_____		
	Development Number/Name General Description of Major Work Categories		Estimated Cost	Development Number/Name General Description of Major Work Categories		Estimated Cost
			<b>AMP 3</b>			<b>AMP 3</b>
	A & E Fees		7,500	A & E Fees		7,500
	Operations		54,700	Operations		54,700
	Management Improvement		49,991	Management Improvement		49,991
	Administration		27,350	Administration		27,350
	Appliances		20,500	Appliances		20,500
	<u>Subtotal of Estimated Cost</u>		\$ 302,269	<u>Subtotal of Estimated Cost</u>		\$ 302,269

<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year __2013____ FFY __2012____		Work Statement for Year: __2014____ FFY __2013____		
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost	
<b>See</b>	<b>AMP 1</b>		<b>AMP 1</b>	
<b>Annual</b>	Operations	49,300	Operations	49,300
<b>Statement</b>	Administration	24,650	Administration	24,650
	<b>Management Improvements</b>		<b>Management Improvements</b>	
	Reichert House	10,400	Reichert House	10,400
	Training & Travel	10,000	Training & Travel	10,000
	Software	5,000	Software	5,000
	Job Training	16,900	Job Training	16,900
	Boys & Girls Club	35,000	Boys & Girls Club	35,000
	<b>AMP 2</b>		<b>AMP 2</b>	
	Operations	38,291	Operations	38,291
	Administration	19,145	Administration	19,145
	<b>Management Improvements</b>		<b>Management Improvements</b>	
	Training & Travel	10,000	Training & Travel	10,000
	Software	5,000	Software	5,000
	<b>AMP 3</b>		<b>AMP 3</b>	
	Operations	54,700	Operations	54,700
	Administration	27,350	Administration	27,350
	<b>Management Improvements</b>		<b>Management Improvements</b>	
	Reichert House	10,200	Reichert House	10,200
	Girl Scouts	5,000	Girl Scouts	5,000
	Training & Travel	10,000	Training & Travel	10,000
	Software	6,118	Software	6,118
	Job Training Program	18,673	Job Training Program	18,673
	Subtotal of Estimated Cost	\$355,727	Subtotal of Estimated Cost	\$355,727

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/20011

<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY _____ 2012_____	Work Statement for Year _____ 2015_____ FFY _____ 2014_____		Work Statement for Year: _____ 2016_____ FFY _____ 2015_____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	<b>AMP 1</b>		<b>AMP 1</b>	
Annual	Operations	49,300	Operations	49,300
Statement	Administration	24,650	Administration	24,650
	<b>Management Improvements</b>		<b>Management Improvements</b>	
	Reichert House	10,400	Reichert House	10,400
	Training & Travel	10,000	Training & Travel	10,000
	Software	5,000	Software	5,000
	Job Training	16,900	Job Training	16,900
	Boys & Girls Club	35,000	Boys & Girls Club	35,000
	<b>AMP 2</b>		<b>AMP 2</b>	
	Operations	38,291	Operations	38,291
	Administration	19,145	Administration	19,145
	<b>Management Improvements</b>		<b>Management Improvements</b>	
	Training & Travel	10,000	Training & Travel	10,000
	Software	5,000	Software	5,000
	<b>AMP 3</b>		<b>AMP 3</b>	
	Operations	54,700	Operations	54,700
	Administration	27,350	Administration	27,350
	<b>Management Improvements</b>		<b>Management Improvements</b>	
	Reichert House	10,200	Reichert House	10,200
	Girl Scouts	5,000	Girl Scouts	5,000
	Training & Travel	10,000	Training & Travel	10,000
	Software	6,118	Software	6,118
	Job Training Program	18,673	Job Training Program	18,673
	Subtotal of Estimated Cost	\$355,727	Subtotal of Estimated Cost	\$355,727

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P06350109 Date of CFFP: _____		<b>FFY of Grant:</b> 2009 <b>FFY of Grant Approval:</b>	
<b>PHA Name</b> Gainesville Housing Authority					
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report			
<b>Line</b>	<b>Summary By Development Account</b>	<b>Total Estimated Cost</b>		<b>Obligated</b>	<b>Total Actual Cost<sup>1</sup></b>
		<b>Original</b>	<b>Revised<sup>2</sup></b>		<b>Expended</b>
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	203,708	203,708	203,708	203,708
3	1408 Management Improvements	203,708	203,077	203,077	203,077
4	1410 Administration (may not exceed 10% of line 21)	101,854	102,000	102,000	102,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,600	5,914	5,914	5,914
8	1440 Site Acquisition				
9	1450 Site Improvement	28,500	12,800	12,800	12,800
10	1460 Dwelling Structures	412,566	493,438	493,438	493,438
11	1465 1 Dwelling Equipment - Nonexpendable	40,000			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,020,936	1,020,936	1,020,936	1,020,936
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>	<b>Date</b>

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.



Part II: Supporting Pages				Federal FFY of Grant: 2009			
PHA Name Gainesville Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P06350109 Replacement Housing Factor Grant No:		CFPP (Yes/No):		Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised 2	Funds Obligated 2	Funds Expended 2
AMP 1							
FL63-1-1	Handicap Renovations (504/UFAS)	146007		\$ 31,000	58,159	58,159	58,159
Woodland Park	Upgrade Electrical System	146013		\$ 3,064	-		
	Upgrade Fresh Water Pipes	146036		\$ 13,679	-		
	Replace Windows	146040		\$ 2,000	-		
	*Vacancy Reduction	146041		\$ 5,000	-		
	Site Work	145002		\$ 5,000	5,000	5,000	5,000
	Subtotal			\$ 59,743	63,159	63,159	63,159
FL63-7	Handicap Renovations (504/UFAS)	146007		\$ 32,000			
Eastwood	Upgrade Fresh Water Pipes	146036		\$ 9,318			
Meadows	*Vacancy Reduction	146041		\$ 5,000			
	Site Work	145002		\$ 3,000	3,000	3,000	3,000
	Repair Back Door Concrete Landing	145007		\$ 2,000	3,000	3,000	3,000
	Subtotal			\$ 51,318	3,000	3,000	
Non-dwelling Structures & Equipment	Appliances	146501		\$ 14,000	-	-	-
	A&E Fees	143004		\$ 7,000	-	-	-
	Operations	140600		\$ 70,576	70,755	70,755	70,756
	Subtotal			\$ 91,576	70,755	70,755	70,756
Management Improvements	Ed & Misc Materials/Res Init Prog (Reichert House/Girl Scouts)	140803		\$ 11,450	67,738	67,738	67,738
	Edu & Misc Materials/Drug Program (Police Dept/UF Tutoring Prog)	140810		\$ 43,006	8,300	8,300	8,300
	Trng & Consulting/VCA & Asset Mgt Boys & Girls Club	1408 140811		\$ 15,000 \$ 18,000	- 18,000	- 18,000	- 18,000
	Subtotal			\$ 87,456	94,038	94,038	94,038
Administration	Administration	1410		\$ 35,287	35,433	35,433	35,433
	Subtotal			\$ 35,287	35,433	35,433	35,433
	TOTAL AMP 1 CAPITAL FUND			\$ 325,380	\$ 266,385	\$ 266,385	\$ 266,385
*Surface, Prep & Paint Interior/Exterior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors							

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages									
PHA Name Gainesville Housing Authority			Grant Type and Number Capital Fund Program Grant No: FL29P06350109 Replacement Housing Factor Grant No:			CFPP (Yes/No):		Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised 2	Funds Obligated 2	Funds Expended 2		
AMP 2									
FL63-2	Paint Exterior/Interior	146002		\$ 1,000	-	-	-		
Oak Park	Replace Solar Screens	146004		\$ 4,000	-	-	-		
	Handicap Renovations (504/UFAS)	146007		\$ 34,000	-	-	-		
	ARRA - Contractors - Anglin	146036		\$ 18,821	413,638	413,638	413,638		
	Cemex - ARRA Project	146041		\$ 3,000	10,987	10,987	10,987		
	ARRA -	145002		\$ 3,000	10,654	10,654	10,654		
	Subtotal			\$ 63,821	435,279	435,279	435,279		
FL63-4	Handicap Renovations (504/UFAS)	146007		\$ 20,000	-	-	-		
Sunshine	Replace Roof	146025		\$ 3,000	-	-	-		
Park	Upgrade Fresh Water Pipes	146036		\$ 13,044	-	-	-		
	*Vacancy Reduction	146041		\$ 3,000	-	-	-		
	Site Work	145002		\$ 2,500	-	-	-		
	Subtotal			\$ 41,544					
Non-dwelling	Appliances	146501		\$ 11,000	-	-	-		
Structures &	A&E Fees	143004		\$ 16,000	5,914	5,914	5,914		
Equipment	Operations	140600		\$ 54,857	54,857	54,857	54,857		
	Subtotal			\$ 81,857	60,771	60,771	60,771		
Management	Trng & Consulting/VCA & Asset Mgt	1408		\$ 8,111	6,164	6,164	6,164		
Improvements	Edu & Misc Materials/Drug Program (Police Dept)	140810		\$ 21,942	16,676	16,676	16,676		
	Subtotal			\$ 30,053	22,840	22,840	22,840		
Administration	Administration	1410		\$ 27,430	27,430	27,430	27,430		
	Subtotal			\$ 27,430	27,430	27,430	27,430		
	TOTAL AMP 2 CAPITAL FUND			\$ 244,705	\$ 546,319	\$ 546,319	\$ 546,319		
*Surface, Prep & Paint Interior/Exterior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors									





PHA Name  
Gainesville Housing Authority

[illegible]

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

OFFICE OF PUBLIC HOUSING  
JACKSONVILLE, FL  
JUN 07 2012

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: FL29P063501-10 Date of CFPP: _____		FFY of Grant: 2010 FFY of Grant Approval:	
PHA Name Gainesville Housing Authority					
Type of Grant Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 5/9/2012					
Line	Summary By Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	202,844	203,406	203,406	203,406
3	1408 Management Improvements	203,708	203,906	203,906	203,906
4	1410 Administration (may not exceed 10% of line 21)	101,854	101,854	101,854	101,854
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,437	77,646	7,837	7,837
8	1440 Site Acquisition				
9	1450 Site Improvement	5,000	16,102	-	-
10	1460 Dwelling Structures	326,580	317,912	195,012	190,622
11	1465.1 Dwelling Equipment - Nonexpendable	30,000	50,000	-	-
12	1470 Non-dwelling Structures	134,109	48,706	18,873	9,902
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 1,019,532	\$ 1,019,532	\$ 730,888	\$ 717,527
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$ 228,488	\$ 390,980		
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>Janella P. Davis</i>		Date 6/6/2012	Signature of Public Housing Director <i>Patricia M. [Signature]</i>		Date 6/14/2012

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Part II: Supporting Pages			Grant Type and Number		Revision #2 5-9-2012		CFPP (Yes/No):		Federal FFY of Grant:	
PHA Name			Capital Fund Program Grant No: FL29P063501-10						2010	
Gainesville Housing Authority			Replacement Housing Factor Grant No:							
Development Number	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Revised 2	Funds Obligated	Total Actual Cost	Status of Work		
Name/PHA-Wide Activities				Original						
AMP 1										
FL63-1-1	Handicap Renovations (504/UFAS)	147000		62,158	-	-	-			
Woodland Park	Upgrade Electrical System- B & G	147000		8,000	2,200	-	-			
	Upgrade Fresh Water Pipes	146036		-	-	-	-			
	Replace Windows	146040		-	-	-	-			
	*Vacancy Modernization	146041		2,000	9,750	4,390	4,390			
	Site Work	145002		5,000	5,000	-	-			
	Subtotal			\$ 77,158	16,950	4,390	4,390			
FL63-7	Handicap Renovations (504/UFAS)	147000		44,318	18,873	18,873	9,902			
Eastwood	Upgrade Fresh Water Pipes	146036		-	-	-	-			
Meadows	*Vacancy Modernization	146041		1,000	2,000	880	880			
	Burn Unit Rehab	146000		25,000	25,000	-	-			
	Site Work	145002		-	-	-	-			
	Repair Back Door Concrete Landing	145007		-	-	-	-			
	Subtotal			\$ 70,318	45,873	19,753	10,782			
	Appliances	146501		10,000	20,000	-	-			
	A&E Fees	143004		7,837	37,309	7,837	7,837			
	Operations	140600		70,090	70,652	70,652	70,652			
	Subtotal			\$ 87,927	127,961	78,488	78,489			
Management	Ed & Misc Materials/Res Init Prog	140803		10,400	11,200	11,200	11,200			
Improvements	(Reichert House)									
	City of Gainesville Police	140810		43,561	43,561	43,561	43,561			
	Trng & Consulting/VCA & Asset Mgt	1408		-	-	-	-			
	Boys & Girls Club	140811		84,421	83,819	83,819	83,819			
	Subtotal			\$ 138,382	138,580	138,580	138,580			
Administration	Administration	1410		35,287	35,287	35,287	35,287			
	Subtotal			\$ 35,287	35,287	35,287	35,287			
	TOTAL AMP 1 CAPITAL FUND			\$ 409,072	\$ 364,651	\$ 276,499	\$ 267,528			
*Surface, Prep & Paint Interior/Exterior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors										

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages			Revision #2		5-9-2012		CFPP (Yes/No):		Federal FFY of Grant:	
PHA Name			Grant Type and Number		Capital Fund Program Grant No: FL29P063501-10		Replacement Housing Factor Grant No:		2010	
Gainesville Housing Authority			General Description of Major Work Categories		Development Account No.		Quantity		Total Estimated Cost	
Development Number			General Description of Major Work Categories		Development Account No.		Quantity		Total Estimated Cost	
Name/PHA-Wide Activities			General Description of Major Work Categories		Development Account No.		Quantity		Total Estimated Cost	
			Original		Revised 2		Funds Obligated		Funds Expended	
							</			



U.S. Department of Housing and Urban Development	Office of Public and Indian Housing	Expires 4/30/2011
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Expires 4/30/2011

Part II: Supporting Pages									
PHA Name Gainesville Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P063501-10 Replacement Housing Factor Grant No:		Revision #2 5-9-2012		CFPP (Yes/No):		Federal FY of Grant: 2010	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Funds Obligated	Funds Expended	Status of Work	
<b>AMP 3</b>									
FL63-1-3 Pine Meadows	Handicap Renovations (504/UFAS)	146002		51,566	51,566	-	-	-	-
	Upgrade Electrical System	146004		-	-	-	-	-	-
	Replace Windows	146007		-	-	-	-	-	-
	Upgrade Fresh Water Pipes	146036		-	-	-	-	-	-
	*Vacancy Modernization	146041		2,000	3,000	-	-	-	-
	Day Care Center Renovations	147000		-	-	-	-	-	-
	Site Work	145002		-	5,000	-	-	-	-
	<b>Subtotal</b>			<b>\$ 53,566</b>	<b>59,566</b>	-	-	-	-
FL63-3 Lake Terrace	Handicap Renovations (504/UFAS)	146007		-	-	-	-	-	-
	NewRoofs/Ceilings	146025		-	-	-	-	-	-
	Upgrade Fresh Water Pipes	146036		-	-	-	-	-	-
	*Vacancy Modernization	146041		5,000	5,000	1,160	1,160	1,160	1,160
	Site Work	145002		-	3,102	-	-	-	-
		<b>Subtotal</b>			<b>\$ 5,000</b>	<b>8,102</b>	<b>1,160</b>	<b>1,160</b>	<b>1,160</b>
FL63-5 Forest Pines	Paint Unit Exteriors	146002		-	-	-	-	-	-
	Handicap Renovations (504/UFAS)	147000		27,633	27,633	-	-	-	-
	Roofs	146025		16,709	20,509	-	-	-	-
	Upgrade Fresh Water Pipes	146036		-	-	-	-	-	-
	*Vacancy Modernization	146041		5,000	5,000	-	-	-	-
	Site Work	145002		-	3,000	-	-	-	-
		<b>Subtotal</b>			<b>\$ 49,342</b>	<b>56,142</b>	-	-	-
FL63-6 Caroline Manor	Handicap Renovations (504/UFAS)	146007		18,218	-	-	-	-	-
	Upgrade Fresh Water Pipes	146036		-	-	-	-	-	-
	*Vacancy Modernization	146041		5,000	3,000	520	520	520	520
	Site Work	145002		-	-	-	-	-	-
		<b>Subtotal</b>			<b>\$ 23,218</b>	<b>3,000</b>	<b>520</b>	<b>520</b>	<b>520</b>
*Surface, Prep & Paint Interior/Exterior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors									

<sup>4</sup> To be completed for the Performance and Evaluation Report.



U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011
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Capital Fund Program Grant No: FL29P063501-10

Revision #2 5-9-2012

PHA Name  
Gainesville Housing Authority

Federal FFY of Grant: 2010

Reason for Revised Target Dates

Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

## CFP 2010 Budget Revision

### Notes:

#### AMP 1:

**Woodland Park:** Non Dwelling Structures budget for Woodland Park moved to A & E 1430. Total moved \$62,158. Upgrade electrical system reduced to \$6K and reclassified as non-dwelling [1470] remaining \$2K moved to vacancy reduction.

Vacancy/modernization increased from \$5K to \$9,750 of which \$4,390 has been expended - FY 2013 expenses only. As of 5-10-2012 there are 14 vacancies in Woodland Park with one a 504 renovation.

**Eastwood Meadows:** Non Dwelling Structures reduced from \$44,318 to \$18,873 which represents work completed.

Vacancy/modernization increased to \$2K of which \$880 has been expended.

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The overall appliance budget has been increased to \$20K.

#### AMP 2:

**Oak Park:** There are 2 units vacant and the vacancy/modernization budget has been increased from \$.00 to \$1,500.

**Sunshine Park:** As of 5-10-2012 there are 6 vacant units and the vacancy/modernization budget has been increased from \$.00 to \$4,500 of which \$975 has been expended.

The overall appliance budget has been increased to \$10K.

#### AMP 3:

**Pine Meadows:** Vacancy/modernization has been increased to \$3K to cover 4 vacancies and \$5,000 has been added to site work.

**Lake Terrace:** \$3,102 has been budgeted for site work.

**Forest Pines:** \$3,000 was added for site work.

**Caroline Manor:** Vacancy/Modernization reduced from \$5,000 to \$3,000 of which \$520 has been expended. There is one vacancy in Caroline Manor. 504 renovations were moved to CFP 2011 in the amount of \$18,218.

Overall AMP 3 - the A & E was increased to \$40,337 and appliances are budgeted at \$20K.

**Gainesville Housing Authority**  
**CFP 2010 Obligation Time-Line**  
**\$288,644 to obligate by 7-14-2012**

288,644.00

	A & E Review	RFP Advertising	Selection Date	Contract Obligation Date	Amount
<b>AMP 1:</b>					
<b>Woodland Park</b>					
Electrical Upgrade B & G Club					2,200.00
Vacancy/Modernization - WP	n/a	29-May-12	19-Jun-12	26-Jun-12	5,360.00
Site Work	n/a	29-May-12	19-Jun-12	26-Jun-12	5,000.00
<b>Eastwood Meadows</b>					
Vacancy/Modernization	n/a	29-May-12	19-Jun-12	26-Jun-12	1,120.00
Burn Unit	14-May-12	21-May-12	26-Jun-12	2-Jul-12	25,000.00
A & E	n/a	completed	22-May-12	1-Jun-12	29,472.00
Appliances	n/a	29-May-12	19-Jun-12	26-Jun-12	20,000.00
<b>AMP 2:</b>					
Vacancy/Modernization - OP	n/a	29-May-12	19-Jun-12	26-Jun-12	1,500.00
Vacancy/Modernization - SP	n/a	29-May-12	19-Jun-12	26-Jun-12	3,525.00
Appliances	n/a	29-May-12	19-Jun-12	26-Jun-12	10,000.00
<b>AMP 3:</b>					
<b>Pine Meadows</b>					
504 Renovation	14-May-12	21-May-12	26-Jun-12	2-Jul-12	51,566.00
Vacancy/Modernization	n/a	29-May-12	19-Jun-12	26-Jun-12	3,000.00
Site Work	n/a	29-May-12	19-Jun-12	26-Jun-12	5,000.00
<b>Lake Terrace:</b>					
Vacancy/Modernization	n/a	29-May-12	19-Jun-12	26-Jun-12	3,840.00
Site Work	n/a	29-May-12	19-Jun-12	26-Jun-12	3,102.00

**Gainesville Housing Authority**  
**CFP 2010 Obligation Time-Line**  
**\$288,644 to obligate by 7-14-2012**

288,644.00

	A & E Review	RFP Advertising	Selection Date	Contract Obligation Date	Amount
<b>Forest Pines:</b>					
Community Room Renovation	14-May-12	21-May-12	26-Jun-12	2-Jul-12	27,633.00
Roof Replacement	14-May-12	21-May-12	26-Jun-12	2-Jul-12	20,509.00
Vacancy/Modernization	n/a	29-May-12	19-Jun-12	26-Jun-12	5,000.00
Site Work	n/a	29-May-12	19-Jun-12	26-Jun-12	3,000.00
<b>Caroline Manor</b>					
Vacancy/Modernization	n/a	29-May-12	19-Jun-12	26-Jun-12	2,480.00
A & E	n/a	completed	22-May-12	1-Jun-12	40,337.00
Appliances	n/a	29-May-12	19-Jun-12	26-Jun-12	20,000.00

PHA Wide Total for Vacancy Modernization 25,825.00  
 PHA Wide Total for Site Work 16,102.00  
 PHA Wide Total for Appliances 50,000.00

**Part I: Summary**

**PHA Name**  
 Gainesville Housing Authority

**Grant Type and Number**  
 Capital Fund Program Grant No: FL29P063501-11  
 Date of CFFP: \_\_\_\_\_

**FFY of Grant:**  
 2011

**FFY of Grant Approval:**  
 \_\_\_\_\_

**Type of Grant**  
 Original Annual Statement ☐ Reserve for Disasters/Emergencies  
 Performance and Evaluation Report for Period Ending: ☒ Revised Annual Statement (revision no: 1 ) 5/9/2012  
☐ Final Performance and Evaluation Report

Line	Summary By Development Account	Original	Revised #1	Obligated	Expended	Total Actual Cost <sup>1</sup>
1	Total non-CFF Funds	145,000	145,000	23,186	23,186	
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	126,300	126,300	-	-	
3	1408 Management Improvements	85,725	85,725	11,552	11,552	
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	62,209	-	-	-	
8	1440 Site Acquisition					
9	1450 Site Improvement	100,000	162,126	-	-	
10	1460 Dwelling Structures	328,717	286,642	-	-	
11	1465.1 Dwelling Equipment - Nonexpendable	20,000	-	-	-	
12	1470 Non-dwelling Structures		62,158			
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 867,951	\$ 867,951	\$ 34,738	\$ 34,738	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

**Signature of Executive Director**  
*Janet L. Harris*

**Date**  
 6/6/2012

**Signature of Public Housing Director**  
*Patricia J. Harris*

**Date**  
 6/14/2012

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Part II: Supporting Pages				Federal FFY of Grant: 2011			
PHA Name Gainesville Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P063501-11 Replacement Housing Factor Grant No:		CFPP (Yes/No):			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revision #1	Funds Obligated	Funds Expended
<b>AMP 1</b>							
FL63-1-1	Handicap Renovations (504/UFAS)	147000		5,000	62,158	-	-
Woodland Park	Upgrade Utility System	146013		-	-	-	-
	Upgrade Fresh Water Pipes	146036		5,000	-	-	-
	Site Work	145002		5,000	-	-	-
	<b>Subtotal</b>			<b>\$ 15,000</b>	<b>\$ 62,158</b>	<b>\$ -</b>	<b>\$ -</b>
FL63-7	Handicap Renovations (504/UFAS)	146007		139,350	201,366	-	-
Eastwood	Upgrade Utility System	146013		-	-	-	-
Meadows	Site Work	145002		3,000	46,000	-	-
	Repair Back Door Concrete Landing	145007		2,000	-	-	-
	<b>Subtotal</b>			<b>\$ 144,350</b>	<b>\$ 247,366</b>	<b>\$ -</b>	<b>\$ -</b>
Non-dwelling Structures & Equipment	Appliances	146501		10,000	-	-	-
	A&E Fees	143004		4,000	-	-	-
	Operations	140600		50,236	50,236	8,032	8,032
	<b>Subtotal</b>			<b>\$ 64,236</b>	<b>\$ 50,236</b>	<b>\$ 8,032</b>	<b>\$ 8,032</b>
Management Improvements	Ed & Misc Materials/Res Init Prog (Reichert House)	140803		12,900	10,400	-	-
	City of Gainesville	140810		25,000	25,000	-	-
	Police Dept			5,000	5,000	-	-
	Trng & Consulting/VCA & Asset Mgt	140811		35,000	35,000	-	-
	Boys & Girls Club			77,900	75,400	-	-
	<b>Subtotal</b>			<b>\$ 129,800</b>	<b>\$ 125,800</b>	<b>\$ -</b>	<b>\$ -</b>
Administration	Administration	1410		29,700	29,700	11,552	11,552
	<b>Subtotal</b>			<b>\$ 29,700</b>	<b>\$ 29,700</b>	<b>\$ 11,552</b>	<b>\$ 11,552</b>
	<b>TOTAL AMP 1 CAPITAL FUND</b>			<b>\$ 331,186</b>	<b>\$ 464,860</b>	<b>\$ 19,584</b>	<b>\$ 19,584</b>
*Surface, Prep & Paint Interior/Exterior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors							

To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 To be completed for the Performance and Evaluation Report.



5/9/2012

Part II: Supporting Pages			Grant Type and Number			CFP 2011 Revision #1		CFPP (Yes/No):		Federal FFY of Grant:		2011					
PHA Name			Capital Fund Program Grant No: FL29P063501-11			Replacement Housing Factor Grant No:											
Gainesville Housing Authority																	
Development Number			General Description of Major Work Categories			Development Account No.		Quantity		Total Estimated Cost		Total Actual Cost		Status of Work			
Name/PHA-Wide Activities										Original		Revision #1		Funds Obligated		Funds Expended	
AMP 2																	
FL63-2																0	
Oak Park																	
			Handicap Renovations (504/UFAS)			146007											
			*Vacancy Reduction			146041											
			Site Work			145002				5,000		100,000					
			Subtotal									\$ 5,000 \$ 100,000 \$		\$ - \$		\$ - \$	
FL63-4																	
			Handicap Renovations (504/UFAS)			146007				23,000							
Sunshine			*Vacancy Reduction			146041											
Park			Site Work			145002				5,000							
			Subtotal									\$ 28,000 \$		\$ - \$		\$ - \$	
Non-dwelling			Appliances			146501											
Structures &			A&E Fees			143004				42,709							
Equipment			Operations			140600				39,047		39,047		6,243		6,243	
			Subtotal									\$ 81,756 \$ 39,047 \$		\$ 6,243 \$		\$ 6,243 \$	
Management			Trng & Consulting/VCA & Asset Mgt			1408				2,500		2,500					
Improvements			City of Gainesville			140810				10,000							
			Police Dept									\$ 12,500 \$ 2,500 \$		\$ - \$		\$ - \$	
			Subtotal														
Administration			Administration			1410				23,085		23,085					
			Subtotal									\$ 23,085 \$ 23,085 \$		\$ - \$		\$ - \$	
			TOTAL AMP 2 CAPITAL FUND									\$ 150,341 \$ 164,632 \$		\$ 6,243 \$		\$ 6,243 \$	
*Surface, Prep & Paint Interior/Exterior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors																	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>2</sup> To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

Expires 4/30/2011

5/9/2012

Remain on Benlaco: Flooring Roof Water Heaters Tub Valves Window or Security Screens, Exterior Doors

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>4</sup> To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

5/9/2012

a. c. d. e. f. g. h. i. j. k. l. m. n. o. p. q. r. s. t. u. v. w. x. y. z. aa. ab. ac. ad. ae. af. ag. ah. ai. aj. ak. al. am. an. ao. ap. aq. ar. as. at. au. av. aw. ax. ay. az. ba. bb. bc. bd. be. bf. bg. bh. bi. bj. bk. bl. bm. bn. bo. bp. bq. br. bs. bt. bu. bv. bw. bx. by. bz. ca. cb. cc. cd. ce. cf. cg. ch. ci. cj. ck. cl. cm. cn. co. cp. cq. cr. cs. ct. cu. cv. cw. cx. cy. cz. da. db. dc. dd. de. df. dg. dh. di. dj. dk. dl. dm. dn. do. dp. dq. dr. ds. dt. du. dv. dw. dx. dy. dz. ea. eb. ec. ed. ee. ef. eg. eh. ei. ej. ek. el. em. en. eo. ep. eq. er. es. et. eu. ev. ew. ex. ey. ez. fa. fb. fc. fd. fe. ff. fg. fh. fi. fj. fk. fl. fm. fn. fo. fp. fq. fr. fs. ft. fu. fv. fw. fx. fy. fz. ga. gb. gc. gd. ge. gf. gg. gh. gi. gj. gk. gl. gm. gn. go. gp. gq. gr. gs. gt. gu. gv. gw. gx. gy. gz. ha. hb. hc. hd. he. hf. hg. hh. hi. hj. hk. hl. hm. hn. ho. hp. hq. hr. hs. ht. hu. hv. hw. hx. hy. hz. ia. ib. ic. id. ie. if. ig. ih. ii. ij. ik. il. im. in. io. ip. iq. ir. is. it. iu. iv. iw. ix. iy. iz. ja. jb. jc. jd. je. jf. jg. jh. ji. jj. jk. jl. jm. jn. jo. jp. jq. jr. js. jt. ju. jv. jw. jx. jy. jz. ka. kb. kc. kd. ke. kf. kg. kh. ki. kj. kk. kl. km. kn. ko. kp. kq. kr. ks. kt. ku. kv. kw. kx. ky. kz. la. lb. lc. ld. le. lf. lg. lh. li. lj. lk. ll. lm. ln. lo. lp. lq. lr. ls. lt. lu. lv. lw. lx. ly. lz. ma. mb. mc. md. me. mf. mg. mh. mi. mj. mk. ml. mm. mn. mo. mp. mq. mr. ms. mt. mu. mv. mw. mx. my. mz. na. nb. nc. nd. ne. nf. ng. nh. ni. nj. nk. nl. nm. no. np. nq. nr. ns. nt. nu. nv. nw. nx. ny. nz. oa. ob. oc. od. oe. of. og. oh. oi. oj. ok. ol. om. on. oo. op. oq. or. os. ot. ou. ov. ow. ox. oy. oz. pa. pb. pc. pd. pe. pf. pg. ph. pi. pj. pk. pl. pm. pn. po. pp. pq. pr. ps. pt. pu. pv. pw. px. py. pz. qa. qb. qc. qd. qe. qf. qg. qh. qi. qj. qk. ql. qm. qn. qo. qp. qq. qr. qs. qt. qu. qv. qw. qx. qy. qz. ra. rb. rc. rd. re. rf. rg. rh. ri. rj. rk. rl. rm. rn. ro. rp. rq. rr. rs. rt. ru. rv. rw. rx. ry. rz. sa. sb. sc. sd. se. sf. sg. sh. si. sj. sk. sl. sm. sn. so. sp. sq. sr. ss. st. su. sv. sw. sx. sy. sz. ta. tb. tc. td. te. tf. tg. th. ti. tj. tk. tl. tm. tn. to. tp. tq. tr. ts. tt. tu. tv. tw. tx. ty. tz. ua. ub. uc. ud. ue. uf. ug. uh. ui. uj. uk. ul. um. un. uo. up. uq. ur. us. ut. uu. uv. uw. ux. uy. uz. va. vb. vc. vd. ve. vf. vg. vh. vi. vj. vk. vl. vm. vn. vo. vp. vq. vr. vs. vt. vu. vv. vw. vx. vy. vz. wa. wb. wc. wd. we. wf. wg. wh. wi. wj. wk. wl. wm. wn. wo. wp. wq. wr. ws. wt. wu. wv. ww. wx. wy. wz. xa. xb. xc. xd. xe. xf. xg. xh. xi. xj. xk. xl. xm. xn. xo. xp. xq. xr. xs. xt. xu. xv. xw. xx. xy. xz. ya. yb. yc. yd. ye. yf. yg. yh. yi. yj. yk. yl. ym. yn. yo. yp. yq. yr. ys. yt. yu. yv. yw. yx. yy. yz. za. zb. zc. zd. ze. zf. zg. zh. zi. zj. zk. zl. zm. zn. zo. zp. zq. zr. zs. zt. zu. zv. zw. zx. zy. zz.

It to be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>4</sup> To be completed for the Performance and Evaluation Report.

PHA Name  
Gainesville Housing Authority

Federal FFY of Grant:

2011

Reason for Revised Target Dates

[illegible]

Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

## CFP 2011 Budget Revision

### Notes:

#### AMP 1:

Non Dwelling Structures budget for Woodland Park moved from A & E 1430. Total moved \$62,158.  
A & E expenses were obligated in the 2010 CFP to cover the 504/VCA repairs.

Site Work for Eastwood Meadows was increased to \$46K.

#### AMP 3:

The balance of 504 Renovations at Caroline Manor was budgeted along with site work.

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Applicable to all AMPS: All appliance and A & E dollars were moved to CFP 2010 in the same aggregate amount as budgeted in CFP 2011.

<b>Part I: Summary</b>		<b>Grant Type and Number</b>		<b>Replacement Housing Factor Grant No:</b>		<b>FFY of Grant:</b>	
<b>PHA Name</b>		<b>Capital Fund Program Grant No:</b>		<b>FL29P06350112</b>		<b>2012</b>	
<b>Gainesville Housing Authority</b>		<b>Date of CFPP:</b>		<b>3/12/2012</b>		<b>FFY of Grant Approval:</b>	
						<b>2012</b>	

  

Type of Grant		<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report			
<b>Summary By Development Account</b>		<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>			
<b>Line</b>	<b>Account</b>	<b>Original</b>	<b>Revised <sup>2</sup></b>	<b>Obligated</b>	<b>Expended</b>		
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	158,000	-	-	-		
3	1408 Management Improvements	110,800	-	-	-		
4	1410 Administration (may not exceed 10% of line 21)	79,050	-	-	-		
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	-	-	-	-		
8	1440 Site Acquisition						
9	1450 Site Improvement	311,185	-	-	-		
10	1460 Dwelling Structures	120,000	-	-	-		
11	1465.1 Dwelling Equipment - Nonexpendable	11,468	-	-	-		
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities <sup>4</sup>						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 790,503	\$ -	\$ -	\$ -		
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities	\$ 311,185					
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
<b>Signature of Executive Director</b> <i>[Signature]</i>		<b>Date</b> <i>6/28/2012</i>		<b>Signature of Public Housing Director</b>		<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Part II: Supporting Pages									
PHA Name Gainesville Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		CFPP (Yes/No):		Federal FFY of Grant: 2012			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work		
				Original	Revised <sup>2</sup>				
						Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
<b>AMP 1</b>									
FL63-1-1	Handicap Renovations (504/UFAS)	146007		-	-	-	-	-	-
Woodland Park	Upgrade Utility System	146013		-	-	-	-	-	-
	Vacancy Reduction	146036		5,000	-	-	-	-	-
	Site Work	145002		-	-	-	-	-	-
	<b>Subtotal</b>			\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -
FL63-7	Handicap Renovations (504/UFAS)	146007		25,000	-	-	-	-	-
Eastwood	Upgrade Utility System	146013		-	-	-	-	-	-
Meadows	Site Work	145002		-	-	-	-	-	-
	<b>Subtotal</b>			\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -
Non-dwelling	Appliances	146501		6,468	-	-	-	-	-
Structures &	A&E Fees	143004		-	-	-	-	-	-
Equipment	Operations	140600		54,740	-	-	-	-	-
	<b>Subtotal</b>			\$ 61,208	\$ -	\$ -	\$ -	\$ -	\$ -
Management	Res Init Prog - Reichert House	140803		12,900	-	-	-	-	-
Improvements	Travel & Training -	140800		14,933	-	-	-	-	-
	Software & Technology	140810		7,915	-	-	-	-	-
	Office Equipment	140800		2,152	-	-	-	-	-
	Boys & Girls Club	140811		35,000	-	-	-	-	-
	<b>Subtotal</b>			\$ 72,900	\$ -	\$ -	\$ -	\$ -	\$ -
Administration	Administration	1410		27,387	-	-	-	-	-
	<b>Subtotal</b>			\$ 27,387	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>TOTAL AMP 1 CAPITAL FUND</b>			\$ 191,496	\$ -	\$ -	\$ -	\$ -	\$ -
*Surface, Prep & Paint Interior/Exterior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors									

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name Gainesville Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		CFPP (Yes/No):		Federal FFY of Grant: 2012	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>2</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
<b>AMP 2</b>							
FL63-2							
Oak Park							
	*Vacancy Reduction	146041		-		-	-
	Site Work	145002		245,000		-	-
	<b>Subtotal</b>			<b>\$ 245,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
FL63-4							
Sunshine	Replace T-111 Siding - 2 Buildings	146007		40,000		-	-
Park				-		-	-
	*Vacancy Reduction	146041		-		-	-
	Site Work	145002		20,560		-	-
	<b>Subtotal</b>			<b>\$ 60,560</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Non-dwelling	Appliances	146501		-		-	-
Structures &	A&E Fees	143004		-		-	-
Equipment	Operations	140600		42,548		-	-
	<b>Subtotal</b>			<b>\$ 42,548</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Management							
Improvements		140800		-		-	-
				-		-	-
	<b>Subtotal</b>			<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Administration	Administration	1410		21,287		-	-
	<b>Subtotal</b>			<b>\$ 21,287</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>TOTAL AMP 2 CAPITAL FUND</b>			<b>\$ 369,396</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<i>*Surface, Prep &amp; Paint Interior/Exterior, Repair or Replace: Flooring, Roof, Water Heaters, Tub Valves, Window or Security Screens, Exterior Doors</i>						

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>2</sup> To be completed for the Performance and Evaluation Report.



U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>2</sup> To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

**Expires 4/30/2011**

**Expires 4/30/2011**

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 8/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>GAINESVILLE HOUSING AUTHORITY GHA)</u> PHA Code: <u>FL063</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/01/2012</u>					
	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>635</u> Number of HCV units: <u>1,549</u>					
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan Only <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan					
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.					
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:					
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.					

6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: In October 2011, the GHA submitted a draft copy of the Admission and Continued Occupancy Policy (ACOP) and the Section 8 Administrative Plan to HUD and FHEO for review approval.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <b><u>MAIN OFFICE – 1900 SE 4<sup>th</sup> Street, Gainesville, FL 32641; 100 NE 8<sup>th</sup> Avenue, Gainesville, FL 32601 and 2626 East University Avenue, Gainesville, FL 32641; Notices will posted on the GHA’s website.</u></b></p> <ol style="list-style-type: none"> <li><b>1. Eligibility, Selection and Admissions Policies, including De-concentration and Wait List Procedures.</b> Policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists, are outlined at length in the draft ACOP and draft Admin Plan, which have been revised and submitted to HUD/FHEO for review.</li> <li><b>2. Financial Resources.</b> Due to the Section 8 shortfall, the GHA requested and received Set Aside funds.</li> <li><b>3. Rent Determination.</b> The payment standard for Section 8 was reduced from 95% to 80% of the Fair Market Rent for the HCV Program.</li> <li><b>4. Operation and Management.</b> The GHA has a Maintenance Policy and Procedure Manual and a Preventive Maintenance Plan. Included in the Preventive Maintenance Plan are building inspections, building systems, fire alarm systems, generators, elevators, boilers, and HVAC systems. Pest control is conducted on a monthly basis and as needed for the prevention and eradication of pests. Additional resident meetings are being planned for the education of Bed Bug prevention by staff. The resident rules are incorporated in the dwelling leases and the ACOP for public housing and the Admin Plan for clients of the HCV program. Notices for where to obtain copies of the operational rules and procedures are posted at each AMP Office on a bulletin board in public view. Staff will continue to provide notices of rules and regulations and other information in their monthly manager’s newsletters.</li> <li><b>5. Grievance Procedures.</b> For public housing, the Grievance Procedure is outlined in Chapter 21 of the current ACOP and Chapter 25 of the Admin Plan. The draft is pending approval by OPH/FHEO.</li> <li><b>6. Designated Housing for Elderly and Disabled Families.</b> Currently the GHA does not have any properties with the “elderly” designation. However, efforts are underway to attain such designation.</li> <li><b>7. Community Service and Self-Sufficiency. Community Service and Self-Sufficiency.</b> The GHA administers the Community Service Program according to the Community Service Policy outlined in the current ACOP in Chapter 17. Currently, GHA does not have a FSS program, but is considering the implementation of a FSS program.</li> <li><b>8. Safety and Crime Prevention.</b> In 2005, the GHA Board of Commissioners approved the One Strike-You’re Out Policy (currently known as the Zero-Tolerance Policy) to provide assurances for safe and crime-free neighborhoods. Additionally, the GHA has a contract with the Gainesville Police Department (GPD) to patrol all AMP’s. The GPD COP’s team actively participates in the Intake Process by providing copies of criminal backgrounds, reviewing and approving files for occupancy. The officers also attend weekly meetings and provide reports of arrests of GHA tenants and arrests on GHA properties, and reports of calls for service. The officers also investigate reports of incidents and suspicious activity from staff and residents.</li> <li><b>9. Pets.</b> The GHA has pet-friendly communities which are administered in accordance with the Pet Policy contained in the ACOP in Chapter 19.</li> <li><b>10. Civil Rights Certification.</b> At least annually, the GHA receives training in Civil Rights, Fair Housing and/or ADA from the City of Gainesville Equal Opportunity Department, Three Rivers Legal Services, Inc. and the Center for Independent Living. Each new hire is given a copy of the VCA and opportunity to ask questions. This is also in compliance with the VCA. See attached Certification.</li> <li><b>11. Fiscal Year Audit.</b> See Attachment E.</li> <li><b>12. Asset Management.</b> AMPS have already been implemented and annual operating subsidies received.</li> <li><b>13. Violence Against Women Act (VAWA).</b> See Attachment “B”.</li> </ol>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> Include statements related to these programs as applicable. <u>N/A</u></p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>

8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	<b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

**Information on Housing Needs is derived from the City of Gainesville Consolidated Plan and from HUD's most recent Comprehensive Housing Affordability Study for Gainesville**

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	4,010	5	5	4	3	5	4
Income > 30% but <= 80% of AMI	2,450	4	5	4	3	5	4
Income > 50% but <= 80 % of AMI	1,805	3	4	3	3	3	3
Elderly	1,050	3	4	4	3	2	3
Families with Disabilities	Not Avail	Not Avail	Not Avail	Not Avail	Not Avail	N/A	Not Avail
Black	5,848	5	4	4	3	3	3
Hispanic	1,2333	4	4	4	3	4	3
Asian	1,237	5	4	4	3	4	3
Native American	68	3	3		4	2	2

**Strategy for Addressing Housing Needs.** Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

**The Gainesville Housing Authority (GHA) seeks to address the housing needs of families in the city of Gainesville**

- Maximize the number of affordable units available to the PHA within its current resources by:
  - ❖ Employ effective maintenance and management policies to minimize the number of public housing units off-line;
  - ❖ Reduce turnover time for vacated public housing units; Reduce time to renovate public housing units, maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction;
  - ❖ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required;
  - ❖ Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside the areas of minority and poverty concentration;
  - ❖ Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program; and
  - ❖ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Increase the number of affordable housing units by:
  - ❖ Apply for additional Section 8 units should they become available;
  - ❖ Leverage affordable housing resources in the community through the creation of mixed finance housing; and
  - ❖ Pursue housing resources other than public housing of Section 8 tenant-based assistance;
- Target available assistance to families at or below 50% of AMI through Flat Rents and MEID;
- Target available assistance to the elderly:
  - ❖ Seek designation of public housing for the elderly;
  - ❖ Apply for special-purpose vouchers targeted to the elderly, should they become available;
- Target available assistance to Families with Disabilities:
  - ❖ Carry out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing;
  - ❖ Apply for special-purpose vouchers targeted to families with disabilities, should they become available;
  - ❖ Affirmatively market to local non-profit agencies that assist families with disabilities; and
  - ❖ Target through letters, meetings, advertisements, church announcements and other outreach to individuals least likely to apply.
- Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:
  - ❖ Affirmatively market to races/ethnicities shown to have disproportionate housing needs and who are least likely to apply
- Conduct activities to affirmatively further Fair Housing
  - ❖ Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate them; and
  - ❖ Market the Section 8 Program to owners outside of areas of poverty/minority concentrations

**Additional Information.** Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

**PROGRESS REPORT ON PREVIOUS FIVE YEAR PLAN**  
**See ATTACHMENT A**

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

**The GHA will consider the following to be changes in its *Agency Plan* necessary and sufficient to require a full review by the Resident Advisory Board and by the Public Hearing process before a corresponding change in the *Agency Plan* can be adopted.**

- 10.0
1. Any alteration of the GHA's *Mission Statement*;
  2. Any change or amendment to a stated Strategic goal;
  3. Any change or amendment to a stated Strategic Objective except in a case where the change results from the objective having been met.
  4. Any introduction of a new Strategic Goal or a new Strategic Objective;
  5. Any alteration in the Capital Fund Program Annual Plan that affects expenditure that is greater than twenty percent (20%) of the CFP Annual Budget for that year.

(c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance.

On 01/17/2008, the GHA entered into a Voluntary Compliance Agreement with HUD. **(See attachment D).**

11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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*ATTACHMENT A*  
PROGRESS ON GOALS...AND  
GOALS FOR THE NEXT FIVE YEAR (2011-2015)

PUBLIC HOUSING

- GHA GOAL: IMPROVE THE QUALITY OF ASSISTED HOUSING
  - ❖ Contracted with outside housing professionals to review 100% of the public housing files;
  - ❖ PHM staff are correcting the deficiencies found as a result of the file review,
  - ❖ Attempted to assist residents with developing Resident Councils. This is ongoing;
  - ❖ Prepared a draft of the Admission and Continued Occupancy Policy (ACOP);
  - ❖ Five residents and three managers attended Resident Services Training sponsored by national Alliance of Resident Services in Affordable and Assisted Housing in Orlando, FL.
  - ❖ Implemented local Uniformed Physical condition Standards (UPCS) that improved the quality of public housing; and
- GHA GOAL: MAXIMIZE THE NUMBER OF AFFORDABLE UNITS AVAILABLE TO THE PHA WITHIN ITS CURRENT RESOURCES:
  - ❖ Restructured maintenance personnel to reduce the time of make ready;
  - ❖ Reduced work order completion time by 10% and
  - ❖ Held weekly meetings with maintenance and management staff to bridge the gap for unit turn-around.
- GHA GOAL: TARGET AVAILABLE ASSISTANCE TO FAMILIES AT OR BELOW 50% OF AMI THROUGH FLAT RENTS AND MEID;
  - ❖ As this is an ongoing process, at recertification staff informed residents about flat rent and income-based rental options; and
  - ❖ Placed qualified residents on the MEID Program.
- GHA GOAL: TARGET AVAILABLE ASSISTANCE TO THE ELDERLY:
  - ❖ Attended Workshops specifically designed for the elderly and persons with disabilities and disseminated information About the GHA;
- GHA GOAL: TARGET AVAILABLE ASSISTANCE TO FAMILIES WITH DISABILITIES:
  - ❖ At re-certifications, through the use of 504 questionnaire, counseled with public housing residents regarding the availability of modifications and capital improvement funds for this purpose;
  - ❖ The GHA currently has 27 public housing units that have been modified for UFAS compliance.
- GHA GOAL: INCREASE AWARENESS OF PHA RESOURCES AMONG FAMILIES OF RACES AND ETHNICITIES WITH DISPROPORTIONATE NEEDS:
  - ❖ Diversified staff:



- ❖ Disseminated brochures at the Hispanic and Asian festivals; and
- ❖ Posted flyers at various Hispanic and Asian markets;

➤ GHA GOAL: CONDUCT ACTIVITIES TO AFFIRMATIVELY FURTHER FAIR HOUSING

- ❖ The GHA has attended Fair Housing and Disability Awareness Training and continues to do so annually;
- ❖ The GHA continues to comply with Title VI of the Civil Rights Act and all other applicable Federal Laws and regulations to ensure that admissions to and occupancy of all neighborhoods is conducted without regard to race, color, religion, creed, sex, handicap, disability or national origin. The GHA currently has 27 accessible units.
- ❖ Continue advertising in the Hispanic newspapers.

GHA GOAL: PROMOTE ENERGY CONSERVATION AND RESOURCEFULNESS

- ❖ The GHA has installed CFL in every public housing unit;
- ❖ Made modifications to the administrative buildings at several sites that are energy efficient;
- ❖ Installed energy efficient air conditioning and hot water in the common areas and apartments at Oak Park;
- ❖ Installed energy efficient lighting, heating and air conditioners and hot water tanks at Sunshine park Community building.

## Housing Choice Voucher

GHA GOAL: IMPROVE THE QUALITY OF ASSISTED HOUSING

➤ GHA GOAL: MAXIMIZE THE NUMBER OF AFFORDABLE UNITS AVAILABLE TO THE PHA WITHIN ITS CURRENT RESOURCES BY:

- ❖ Accepted interest cards to establish a waitlist;
- ❖ Increased the number of HCV;
- ❖ Increased the number of VASH vouchers to 70;
- ❖ Continued to administer two Shelter Plus Care grant programs in partnership with two local community agencies (VetPort and Path Meridian) that serve clients with special needs;
- ❖ Currently collecting data in order to develop rent reasonableness and comparability. This is an ongoing process;

➤ GHA GOAL: INCREASE THE NUMBER OF AFFORDABLE HOUSING UNITS:

- ❖ Increased the number of applicants served from the Section 8 waiting list;
- ❖ Provided voucher mobility counseling;
- ❖ Increased the number of HCV;
- ❖ Counseled Section 8 tenants as to the location of units outside of areas of poverty or minority concentration and assisted them with locating them; and
- ❖ Conducted outreach to potential landlords;

➤ GHA GOAL: CONDUCT ACTIVITIES TO AFFIRMATIVELY FURTHER FAIR HOUSING

- ❖ The GHA has attended Fair Housing and Disability Awareness Training and continues to do so annually;
- ❖ The GHA continues to comply with Title VI of the Civil Rights Act and all other applicable Federal Laws and regulations to ensure that admissions to and occupancy of all neighborhoods is conducted without regard to race, color, religion, creed, sex, handicap, disability or national origin.
- ❖ Continue advertising in the Hispanic newspapers when the wait list is open ; and
- ❖ Diversified staff.

## **ATTACHMENT B**

### **STATEMENT OF GOALS, OBJECTIVES, POLICIES THAT ENABLE THE HOUSING AUTHORITY TO SERVE THE NEEDS OF CHILD AND ADULT VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING**

Under Section 603 of the VAWA 2005, PHAs are required to include in the PHA Plans this attached statement.

The Gainesville Housing Authority (GHA) Board of Commissioners adopted the following resolution to VAWA in all appropriate contracts, leases and information processes regarding residency in GHA's Public and Housing Choice Voucher Housing Programs. Specifically, GHA will incorporate the newly revised forms HUD 52641 (HAP Contract) and 52641 A (Tenancy Addendum) as well as HUD 50066 (Certification form).

On December 12, 2007 the GHA Board of Commissioners approved a Policy on Protections for Victims of Domestic Violence ("VAWA Policy") and related amendments to the GHA's Admission and Occupancy Policies for the Public Housing Program and the Section 8 Housing Choice Voucher Program.

The GHA adopted these policies in compliance with the Violence Against Women Act (VAWA) Amendments of 2005. The GHA partners with the local law enforcement agencies to coordinate any goals, activities, objectives, policies or programs that will enable the GHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking. (Sec. 603).

The GHA supports the goals of the VAWA Amendments and will comply with its requirements.

The GHA will continue to administer its housing programs in ways that support and protect residents (including Section 8 Housing Choice Voucher program participants) and applicants who may be victims of domestic violence, dating violence, sexual assault or stalking.

The GHA will not take any adverse action against a resident/participant or applicant solely on the basis of her or his being a victim of such criminal activity, including threats of such activity. "Adverse action" in this context includes denial or termination of housing assistance.

The GHA will not subject a victim of domestic violence, dating violence, sexual assault or stalking to a more demanding standard for lease compliance than other residents.

The GHA will continue to update its policies and procedures as needed to implement the requirements of VAWA, and to collaborate with other agencies to prevent and respond to domestic violence, dating violence, sexual assault or stalking, as those criminal activities may affect applicants for and participants in the GHA's housing programs.

The GHA's VAWA Policy states that "The GHA will provide notices explaining the VAWA protections to applicants for housing assistance (both Section 8 Housing Choice Vouchers and Public Housing), to public housing residents and Section 8 voucher participants, and to property owners participating in the voucher program."

## **ATTACHMENT D**

### **PUBLIC HOUSING VCA STATUS AS OF FEBRUARY 2012**

#### General Provisions

The Annual/Five Year Plan has been submitted through the year of 2014 and will be amended annually and submitted as required.

#### Housing Programs

Four units were modified at Oak Park. This brings the total public housing units modified for UFAS compliance to twenty-seven (27). The interior common spaces at Oak Park and the interior/exterior for the Sunshine park Community building has been modified for compliance with UFAS and ADA. All ARRA contracts are completed with final payments of Anglin -\$140,761.66 and Standridge-\$46,325.34.

#### Probable Cost

Probable costs to complete the required modifications for housing and non-housing programs are as follows:

AMP 1 –	Woodland Park – Community Center (#170) and Administration Building	\$103,000.00
	Eastwood Meadows – Community Center (#51) and modify 3 units	\$326,000.00
AMP 2 -	Oak Park – Site Work	\$385,000.00
	Sunshine Park	\$ 23,000.00
AMP 3 -	Pine Meadows – Community Center (#65) and modify 1 unit	\$106,000.00
	Forest Pines – Community Center (1027 NE 25 <sup>th</sup> Street)	\$ 46,000.00
	Caroline Manor – Modify 1 unit	<u>\$ 71,000.00</u>
	Total probable cost for public housing (all AMP's) modification's	\$1,060,000.00

#### Policies and Procedures

The draft copy of the Admission and Continued Occupancy Policy (ACOP) was submitted to HUD/FHEO in October 2011 for review and comments. At the same time, the draft copy was open to the public and is on our website for review and comments. The below chapters were revised to include the language of the VCA and address the following:

- |                                    |                                     |
|------------------------------------|-------------------------------------|
| A. Transfer Policy;                | B. Reasonable Accommodation Policy; |
| C. Effective Communication Policy; | D. Public Housing Lease;            |
| E. Waiting List;                   | F. Pet Policy;                      |
| G. Grievance Procedures;           | H. Emergency Procedures             |

Upon approval by the Board, staff will be given training on the entire revised ACOP.

#### Monetary Fund

The letter of May 29, 2010 from Robert Groeb, Claimants Compensation Fund Administrator, to Ms. Victoria Main, Director of Public Housing, HUD, reported that the requirements of this portion of the VCA was concluded.

#### Employee Notification

Beginning in the year 2008, GHA has worked diligently to fulfill the VCAs requirements on employee (new and existing) training regarding GHA responsibilities to comply with civil rights laws and

regulations as noted in the VCAs, Section 504, A.D.A. and the Fair Housing Act, including the responsibility to provide reasonable accommodations to persons with disabilities.

The Authority continues to reinforce this with on-going education, as was done on April 13, 2011, with Fair Housing training presented by Cecil Howard, Director of the City Gainesville Office of Equal Opportunity.

#### Audits

During the week of June 13, 2011, Charles E. President, Equal Opportunity Specialist, HUD Office of Fair Housing and Equal Opportunity (FHEO), Region IV, Jacksonville, along with GHA staff, visited the GHA and reviewed the accomplishments of the VCA. The GHA was requested to provide a schedule of work to be performed for approval. As of August 26, 2011, Mr. President's response is pending.

